144.0	0003	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,100 /	848,100
					USE VALUE:	848,100 /	848,100
					ASSESSED:	848,100 /	848,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAHMANN THOMAS & SHERIDAN	
Owner 2:		
Owner 3:		
Street 1:	63 IROQUOIS ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,852 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Stucco Exterior and 2034 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4852.000	395,100	600	452,400	848,100
Total Card	0.111	395,100	600	452,400	848,100
Total Parcel	0.111	395,100	600	452,400	848,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.88 | /Parcel: 416.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	395,200	600	4,852.	452,400	848,200	848,200	Year End Roll	12/18/2019
2019	101	FV	299,300	700	4,852.	424,200	724,200	724,200	Year End Roll	1/3/2019
2018	101	FV	299,300	0	4,852.	350,600	649,900	649,900	Year End Roll	12/20/2017
2017	101	FV	299,300	0	4,852.	322,400	621,700	621,700	Year End Roll	1/3/2017
2016	101	FV	299,300	0	4,852.	294,100	593,400	593,400	Year End	1/4/2016
2015	101	FV	283,200	0	4,852.	288,400	571,600	571,600	Year End Roll	12/11/2014
2014	101	FV	283,200	0	4,852.	268,100	551,300	551,300	Year End Roll	12/16/2013
2013	101	FV	283,200	0	4,852.	255,100	538,300	538,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11225

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY ROBERT	23455-90		7/23/1993		192,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2000	442	Addition	75,000	O				10X10 1ST FLOOR AD

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
11/15/2008	Meas/Inspect	197	PATRIOT
1/7/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Entry Denied	256	PATRIOT
11/19/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

93963

GIS Ref

GIS Ref

Insp Date

02/19/18

!11225!

PRINT

Date	Time
12/11/20	01:25:09

LAST REV

Date	Time
04/23/18	11:02:48

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	93963
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4852		Sq. Ft.	Site		0	80.	1.17	9									452,447						452,400	

Total AC/HA:	0.11139	Total SF/SM:	4852	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	452,447	Spl Credit		Total:	452,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26188803
Const Adj.:	0.98990101
Adj $ / SQ:	162.389
Other Features:	103000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485438
Depreciation:	90291
Depreciated Total:	395146

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

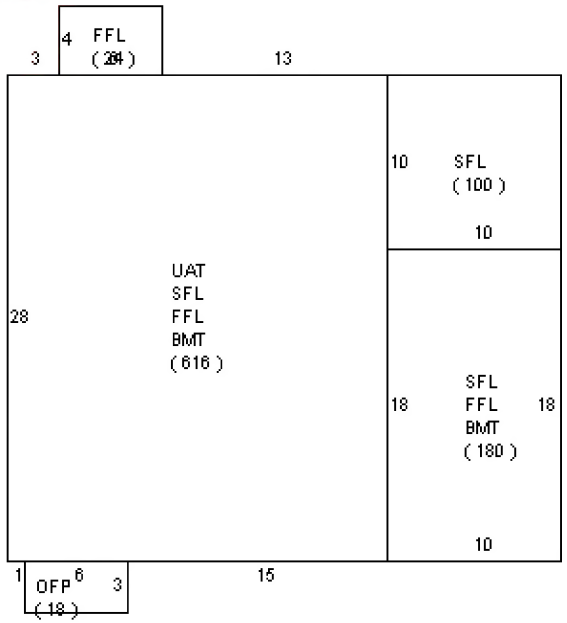
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.63
Special Features:	0	Val/Su Net:	147.21
Final Total:	395100	Val/Su SzAd	230.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	896	162.390	145,500
FFL	First Floor	820	162.390	133,159
BMT	Basement	796	61.380	48,861
UAT	Upper Attic	154	64.960	10,003
OFP	Open Porch	18	43.560	784

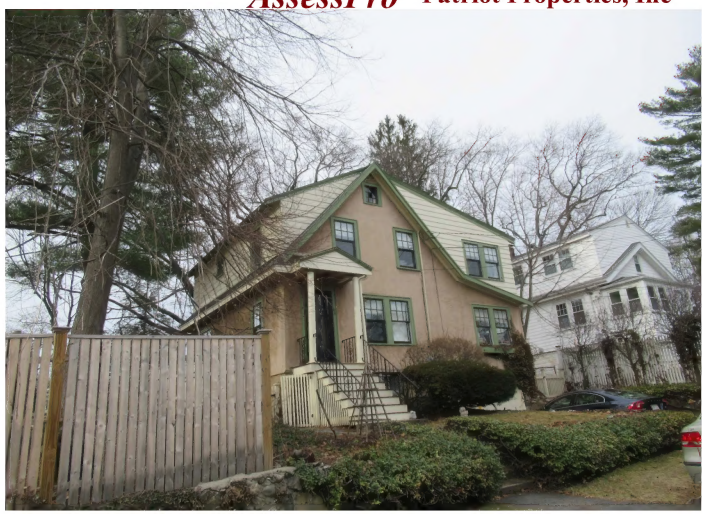
Net Sketched Area:	2,684			Total:	338,307
Size Ad	1716	Gross Are	3146	FinArea	2034

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X13	A	AV	2010	4.87	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600